

**February 2019**

*Date:* 1/28/19

*Requested by:* Eric Behr with AB Design Studio Inc.

*Address:* [EBehr@abdesignstudioinc.com](mailto:EBehr@abdesignstudioinc.com)

*Location of Tree:* 1124 Castillo St., Santa Barbara, CA 93101

**Tree Species:** *Quercus agrifolia*

**Common Name:** Coast Live Oak

*Requested Reason for Removal:* Property redevelopment.

*Current designated Street Tree:* *Magnolia grandiflora*, Southern Magnolia (1977 Master Plan)

*Advisory Committee Recommendation:* Approve Removal: ☐ Deny Removal: ☒

*Staff Recommendation:* Approve Removal: ☐ Deny Removal: ☒

*Date Posted:* 2/14/19

*Comments:* The Committee (4/0) recommends that the Commission deny the removal.

**PHOTO INVENTORY**







CITY OF SANTA BARBARA

DEC 21 2018

PARK & RECREATION  
PARKS DIVISION

City of Santa Barbara  
Parks and Recreation Department  
STREET TREE REMOVAL APPLICATION

Mailing Address:

PO Box 1990  
Santa Barbara, CA 93102  
(805) 564-5433 FAX (805) 897-2524

Office Address:

402 E. Ortega St.  
Santa Barbara, CA 93101

Application Fee: \$50 (effective July 1, 2010)

PAID

DATE OF REQUEST:	12.18.2018
APPLICANT:	AB DESIGN STUDIO INC. - ERIC BEHR
ADJACENT OWNER NAME: (IF DIFFERENT THAN APPLICANT):	ARVAND SABETIAN
MAILING/EMAIL ADDRESS:	(FOR ERIC BEHR) EBEHR@ABDESIGNSTUDIOINC.COM
DAYTIME PHONE:	805.963.2100 ext 105
TREE LOCATION (Address):	PUBLIC ALLEY ALONG NORTH PROPERTY LINE OF 1124 CASTILLO STREET
TREE SPECIES (IF KNOWN):	CALIFORNIA LIVE OAK
REASON(S) FOR REMOVAL:	SEE PROPERTY OWNER LETTER FOR DESCRIPTION OF REASONS FOR REMOVAL

PROVIDE THE FOLLOWING SUPPLEMENTAL INFORMATION

- (provided) ➤ Property owner letter, indicating reasons for removal. Also include whether:
- The removal application is associated with new development or redevelopment of property
  - Status of development application, including whether the project is scheduled for review by the Single Family Design Board, Architectural Board of Review or Historic Landmarks Commission
  - The tree is a designated Specimen or Historic Tree
- (provided) ➤ Photo of tree(s) proposed for removal
- (provided) ➤ Development plan/Landscape plan

December 21, 2018

Attn: Tim Downey  
City of Santa Barbara Parks and Recreation Department  
402 E. Ortega Street  
Santa Barbara, CA 93101

**Subject: Tree Removal Application  
Property Owner Letter**

Dear Tim,

As the Owner of the property located at 1124 Castillo Street, I am requesting approval to remove the existing oak tree currently located in the public alley adjoining my property. With recently having a survey prepared (included with this application), the survey locates the tree existing tree nearly entirely within the public alley, with a small portion of the tree trunk overlapping my northern property line.

As requested within the City of Santa Barbara's "Tree Removal Application," I am providing this Property Owner Letter with the following supplemental information:

- *Whether the tree removal application is associated with new development or redevelopment of property:*  
**Response:** Yes. I am proposing the demolition of the back half of the existing building, and construction of seven (7) new condo units under the City's Average Unit Density (AUD) Incentive Program. We have submitted preliminary design plans to the City as a Pre-Application Review Team (PRT) submittal. During this PRT review, the Transportation Department (Chelsey Swanson) communicated concern that the existing tree was **a risk to Public Safety and Fire Access**, as it creates a pinch-point that narrows the existing alley from 15'-0" down to less than 10'-0". In order to allow safe 2-way vehicular circulation, namely in the event of an unusual scenario, the Transportation Department recommends removal of the existing tree. Please also note that the existing tree canopy imposes extreme limitations on the development of the property if it were to remain, as the dripline overhangs a significant portion of the back half of this property (see photos). Thus the tree could not be retained and accommodated by my Project .
- *Status of development application, including whether the project is scheduled for review by the Single Family Design Board, Architectural Board of Review, or Historic Landmarks Commission:*  
**Response:** As outlined above, the proposed project has been submitted for and completed City Planning's PRT application/review. Moving forward, the project will be subject to design review by ABR and Planning Commission, and will be required to complete City Planning's "DART" application/review process.
- *Whether the tree is a designated Specimen or Historic Tree or located on a property with a designated Historic Landmark:*

**Response:** Not to our current knowledge. It is my understanding this tree has not been designated as an approved "Specimen Tree" nor a "Historic Tree." No elements within the property have been designated as Historic Landmarks.

Per Santa Barbara Municipal Code subsection 15.20.110 E(3), the Street Tree Advisory Committee shall consider the following factors:

- a. *Whether such tree is designated as a historic or specimen tree*

**Response:** Not to our current knowledge

- b. *Whether the tree species and placement conform to the "Master Street Plan," 330 rev 12/3109*

**Response:** Tree is within a Public Alley (not along Castillo Street). "Master Street Plan" refers to street trees in parkways and adjacent to street.

- c. *The condition and structure of the tree and the potential for proper tree growth and development of the tree canopy*

**Response:** Existing tree condition and structure appears stable. Root structure is at risk of stress given asphalt at the alley and parking area covering the critical root zone.

- d. *The number and location of adjacent trees on City property and the possibility of maintaining desirable tree density in the area through additional planting on City property*

**Response:** Given this tree is located in public alley, there are no other adjacent trees on City property, nor is there an opportunity to plant additional trees on City property in this area (could plant new trees in right-of-way along Castillo Street).

- e. *Any beneficial effects upon adjacent trees to be expected from the proposed removal.*

**Response:** Not applicable. No significant trees adjacent to tree proposed for removal

Per Santa Barbara Municipal Code subsection 15.20.110 E(2), if the Director finds that the removal is necessary for public safety, the Director may issue the removal permit via Administrative review. We ask that this be considered based on the information outlined above, namely the tree being identified as a risk to public safety given the pinch point it creates in the public alley, limiting the ability for 2-way vehicular circulation and fire apparatus access.

#### INCLUDED WITH APPLICATION

- o Parks and Rec Dept. Tree Removal Application
- o photos of existing tree proposed for removal
- o proposed development plans (including site survey and existing/demo/proposed site plans)

Thank you for your review of this application. Please reach out to me with any questions you may have. If helpful, we can schedule a site visit to review and discuss together.

Sincerely,  
Arvand Sabetian

(insert signature)

A handwritten signature in black ink, appearing to be 'Arvand Sabetian', written over the text '(insert signature)'. The signature is fluid and cursive, with a long horizontal stroke extending to the left.

















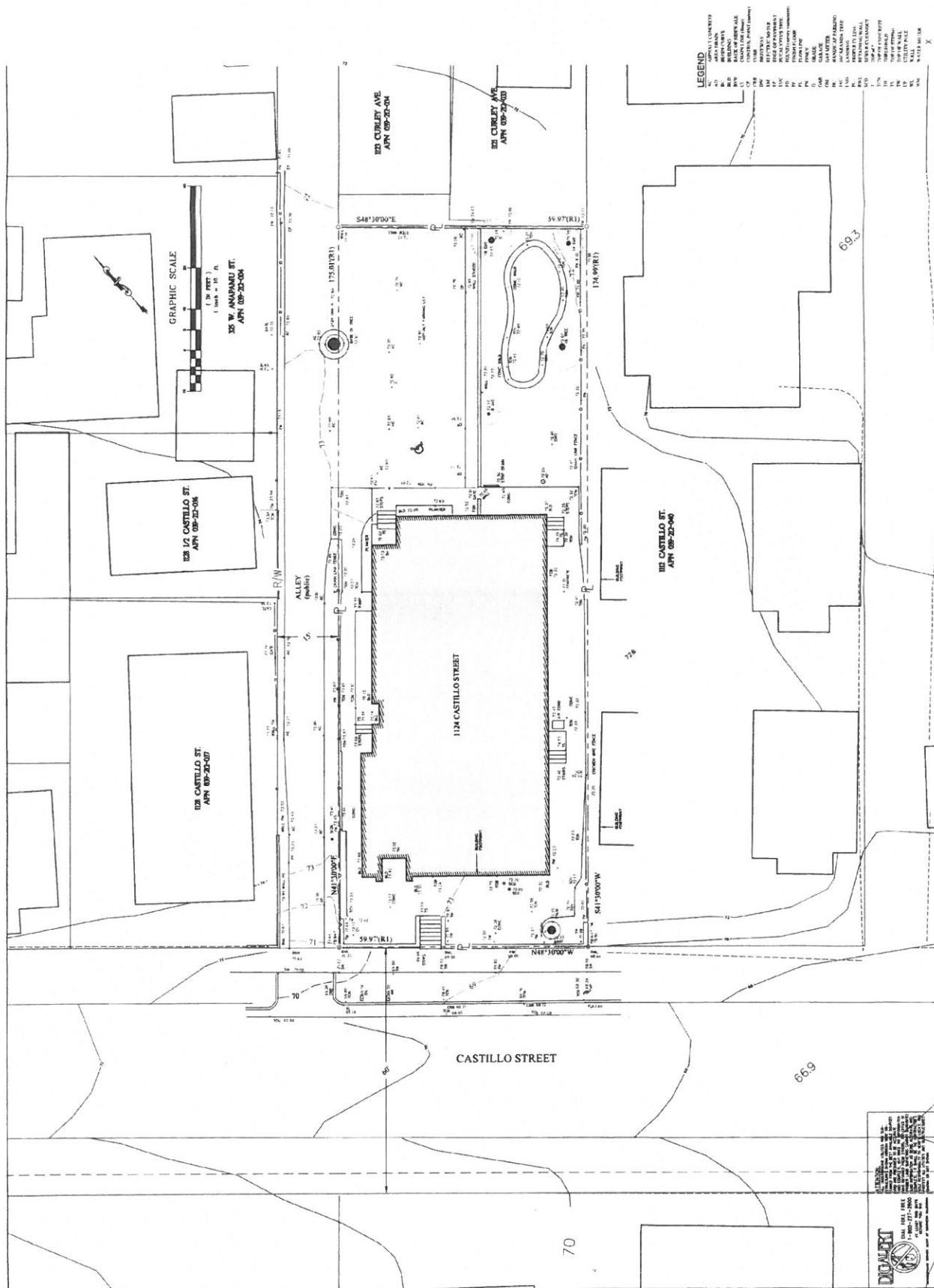




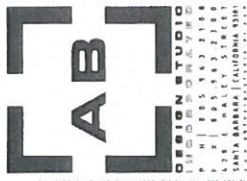












FOR REVIEW ONLY  
NO. 000000  
DATE: 11/11/11  
PROJECT APPLICATION SET

1121 CASTILLO STREET  
PROJECT ADDRESS: 1121 CASTILLO ST  
CITY: SANTA BARBARA, CA  
COUNTY: SANTA BARBARA  
11/11/11 11:11 AM

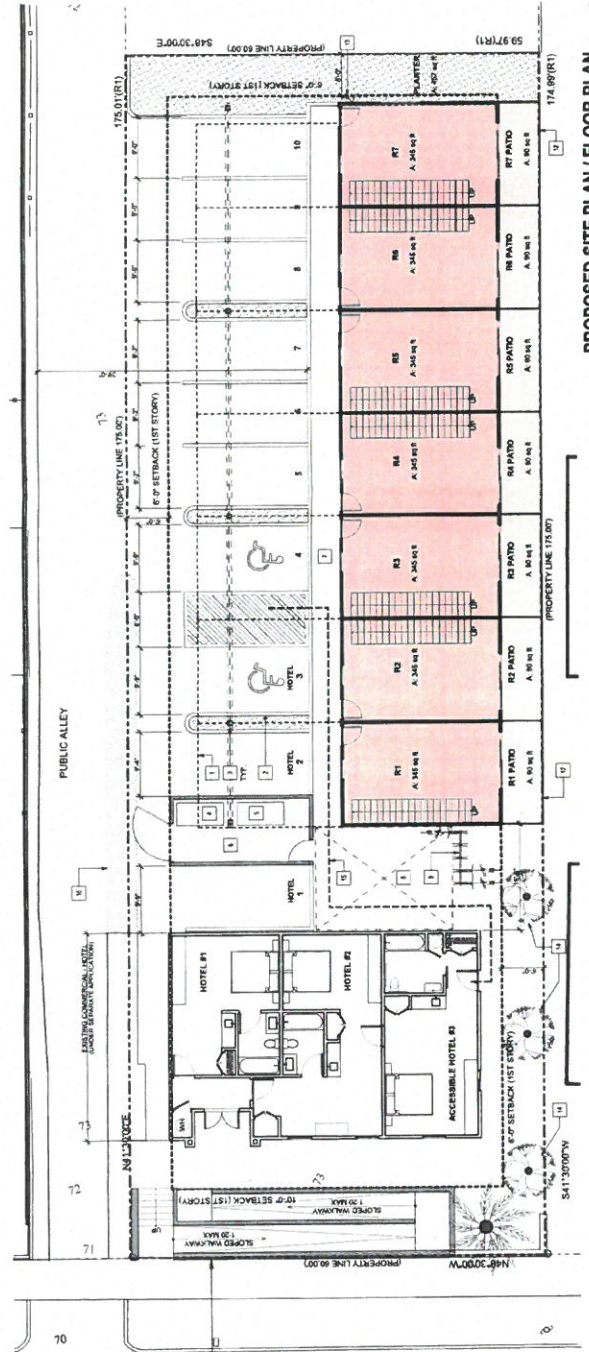


- key notes**
- 1 LINE OF 1ST AND 2ND STORY ABOVE
  - 2 1ST FLOOR
  - 3 1ST FLOOR TO SUPPORT 2ND STORY ABOVE
  - 4 1ST FLOOR DUMPTER, TRASH
  - 5 1ST FLOOR DUMPTER, TRASH
  - 6 1ST FLOOR DUMPTER, TRASH
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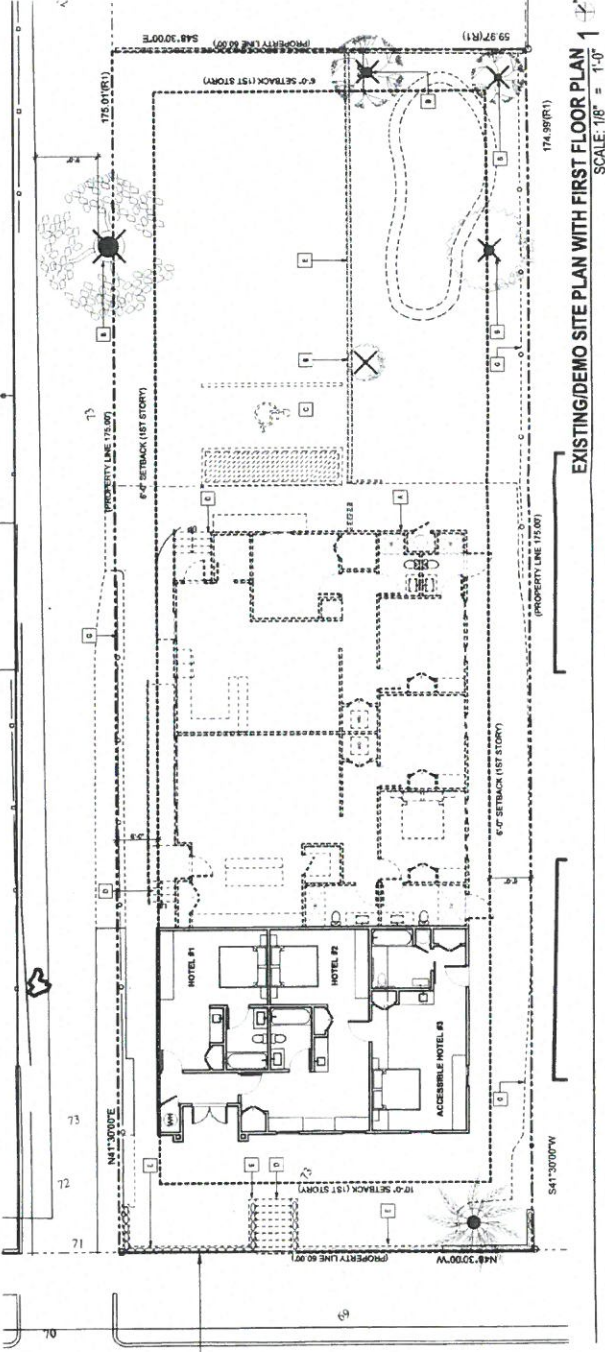
- demo keynotes**
- A PORTION OF 1ST FLOOR TO BE DEMOLISHED
  - B 1ST FLOOR TO BE DEMOLISHED (1ST FLOOR)
  - C 1ST FLOOR TO BE DEMOLISHED (1ST FLOOR)
  - D 1ST FLOOR TO BE DEMOLISHED (1ST FLOOR)
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  - X 1ST FLOOR TO BE DEMOLISHED (1ST FLOOR)
  - Y 1ST FLOOR TO BE DEMOLISHED (1ST FLOOR)
  - Z 1ST FLOOR TO BE DEMOLISHED (1ST FLOOR)

**wall legend**

- EXISTING
- DEMO
- PROPOSED



PROPOSED SITE PLAN / FLOOR PLAN 2  
SCALE: 1/8" = 1'-0"



EXISTING DEMO SITE PLAN WITH FIRST FLOOR PLAN 1  
SCALE: 1/8" = 1'-0"